

January 6, 2004

**Public Notice for 401 Water Quality Certification and/or Waste  
Discharge Requirements (Dredge/Fill Projects)**

**Manes Ranch Residential Subdivision Project, WDID No. 1B03163WNSO  
Sonoma County**

On August 1, 2003, the North Coast Regional Water Quality Control Board (Regional Water Board) received an application from Mr. Kent Byers, on behalf of Christopherson Homes, requesting a Water Quality Certification and/or Waste Discharge Requirements (Dredge/Fill Projects) for the Manes Ranch Residential Subdivision Project in Sonoma County. The application was sent with an initial fee of \$1,000, and on September 3, 2003, the remaining \$1,250 fee was submitted. The application was deemed complete on October 2, 2003. The proposed project causes disturbances to waters of the state associated with seasonal wetland habitat and the Santa Rosa Hydrologic Unit No. 114.22.

The proposed project is located at 2065 San Miguel Avenue, Santa Rosa, Sonoma County, California (APN 034-024-037). The purpose of the project is to construct single family homes and associated infrastructure.

The proposed project consists of the construction of a residential development on a 4.76-acre site in northern Santa Rosa, consisting of 25 single family homes. Christopherson Homes proposes to grade the entire parcel and remove existing trees and 0.44 acres of wetland habitat, and construct 25 single family homes, roadways, sidewalks and other infrastructure.

The total area of wetlands to be permanently filled is approximately 0.44 acre. The wetland habitat is described by Mr. Patterson as being highly disturbed seasonal wetland habitat, consisting of a shallow grassy swale and a separate shallow seasonal pool. The features have apparently been disturbed and fragmented by encroaching urban uses, and currently occur as highly disturbed remnants of historic wetland habitat. Surveys for special-status plant species were conducted by Mr. Patterson for four years (1988, 1998, 1999, 2003). Two sensitive species have historically existed in the area, including Baker's blennosperma and Burke's goldfields. Results from the four years of surveys for special status plant species were negative.

The California Tiger Salamander (*Ambystoma californiense*) (CTS) was emergency-listed by the USFWS (Service) in 2002 and on March 19, 2003 as Endangered. According to the applicant, the site area has recently been deleted from the Service's CTS Consultation Area. A Mitigation and Monitoring Proposal has been developed by Mr. Patterson to offset the impacts to wetlands.

Compensatory mitigation for this project will be attained through the purchase of 0.45-acre of creation wetland mitigation credits, and the purchase of 0.45-acre of preservation wetland mitigation credits at the Hale Wetland Mitigation Bank on Todd Road, Santa Rosa, Sonoma County. Proof of final mitigation credit purchase has not yet been submitted and is therefore pending at this time.

Non-compensatory mitigation measures will include post-construction storm water treatment controls, which will be incorporated into the development project in order to decrease potential detrimental impacts associated with storm water runoff from the developed site. Specific post-construction storm water Best Management Practices (BMPs) will be incorporated into the final project design to achieve treatment of the storm water runoff. In addition, erosion control BMPs will also be incorporated into the project during construction to reduce the potential for erosion from the site.

The City of Santa Rosa, as the lead California Environmental Quality Act (CEQA) agency, has determined that this project qualifies for a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) (File No. MJP03-009). The CEQA public comment period was from November 14, 2003 to December 15, 2003. A final CEQA determination has not been submitted to date.

The nearest receiving water is seasonal wetland habitat located in Santa Rosa Hydrologic Unit No. 114.22.

The proposed project is scheduled to begin during the spring/summer of 2004 and be completed during the fall of 2004. Staff is proposing to regulate this project pursuant to Section 401 of the Clean Water Act (33 USC 1341) and/or Porter-Cologne Water Quality Control Act Authority. In addition, staff will consider all comments received during a 21-day comment period that begins on the first date of issuance of this letter. If you have any questions or comments, please contact staff member Andrew Jensen at (707) 576-2683, or at [jensa@rb1.swrcb.ca.gov](mailto:jensa@rb1.swrcb.ca.gov) within 21 days of the posting of this notice.